

CERTIFICATE OF PUBLICATION

From THE NEWS-POST

Frederick, Md. BOOK 55 PAGE 135

TRUSTEE'S SALE

VALUABLE FEE
SIMPLE REAL ESTATE

FREDERICK COUNTY, MARYLAND

Pursuant to an Order of Court in the Circuit Court for Frederick County, Maryland, in No. 34,478, Equity, the undersigned Trustees will offer for sale at the Court House, door at 100 West Patrick Street, Frederick, Maryland, on:

NOVEMBER 25, 1986

AT 11:00 A.M.

all of that lot or parcel of land situate, lying and being in the Mt. Pleasant Election District, Frederick County, Maryland, and being known and designated as Lot 9, Block B, as shown on an amended plat of subdivision entitled "Section One, Horseshoe Farms Estates," and recorded among the Plat Records of Frederick County, Maryland, in Plat Book 10, folio 30 and further referred to as 10982 Horseshoe Drive, Frederick, Maryland.

The property is improved with a custom-built four bedroom, two bath, split foyer home with brick and siding exterior and an attached two car garage sitting on a lot of more than one-half acre. All windows are thermopane and the house has complete storm windows and screens and has an oversized laundry room. All floors are hardwood and the home is heated by force hot air oil heat and has an attic ceiling fan. The home has a paneled family room with a fireplace containing a heat-a-lator, and a sliding glass door. The property is well landscaped and is served by well and septic system.

INSPECTION: Contact the undersigned auctioneer.

POSSESSION: Immediately upon final settlement.

TERMS OF SALE: Cash. A deposit of Ten (10%) percent of the purchase price in cash or check acceptable to Trustees will be required of the purchaser or purchasers on the date of sale, the balance due of the purchase price shall be paid within ten (10) business days following ratification of the sale by the Circuit Court for Frederick County, Maryland, with interest to be paid on the unpaid balance of the purchase price from the date of the auction sale to the date of the final settlement at the rate of twelve (12%) percent per annum. Taxes and all public charges shall be adjusted to the date of sale and assumed thereafter by the purchaser. All settlement and recordation costs including, but not limited to, costs of title examination, attorney fees, stamps and transfer taxes shall be paid by the purchaser. Conveyance shall be by Trustees' deed without covenant or warranty, expressed or implied. All of said property subject to the above sale is sold on an "as is" basis.

TIME IS OF THE ESSENCE: Compliance with the terms of this sale shall be made within the time aforesaid or deposit shall be forfeited and the property resold at the risk and cost of the defaulting purchaser or purchasers. The Trustees reserve the right to withdraw the property from sale at any time, reject all bids and resolve all disputes.

WILLIAM L. HAUGH, JR., ESQ.

GEORGE B. WOELFEL, JR., ESQ.

Trustees in

No. 34,478 Equity

WILLIAM L. HAUGH, JR., ESQ.
147 West Patrick Street

Frederick, Maryland 21701

Telephone: (301) 663-1180

GEORGE B. WOELFEL, JR., ESQ.

115 Cathedral Street

Annapolis, Maryland 21401

Telephone: (301) 263-2282

DELBERT S. NULL, Auctioneer

147 West Patrick Street

Frederick, Maryland 21701

Telephone: (301) 694-5626

Frederick, Md. *December 19, 1986*

This is to certify that the annexed *Public*

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Per *Harlene G. Bierman*

EXHIBIT NO. 1

FILED

DEC 22 12 26 PM '86

CLERK OF THE COURT

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